B. v 29

BOOK 10250 PG 981

STATE OF TENNESSEE
COUNTY OF Davidson SUMNER 1887-H

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ _____

Robert Newland
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October AT LARGE, 19 96.

Evelyn D. Wright
Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 23, 2000

EVELYN D. WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 109-F Walton Ferry Road, Hendersonville, TN 37075

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Newland	NEW OWNER	43-16-033
(NAME)	(NAME)	
109 Vandiver Drive		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Madison, TN 37115		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jane A. Russell, Executrix of the Estate of James W. Doyle, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Newland and wife, Jamie Newland

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See exhibit A attached hereto and made a part hereof.

96 NOV -6 AM 8:31
REGISTER
DAVIDSON COUNTY, TN.

02 43939
IDENTIF. & REFERENCE

This is improved property known as 109 Vandiver Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness her hand this 29th day of October, 19 96.

Jane A. Russell Extr
Jane A. Russell, Executrix of

1887-H

BOOK 10250 PG 982

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jane A. Russell, Executrix of the Estate of James W. Doyle, Jr. the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 29th day of October AT, 1996.

My commission expires_____

EVELYN D. WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT 28, 2000

File No.: 1887-H

ATTACHMENT

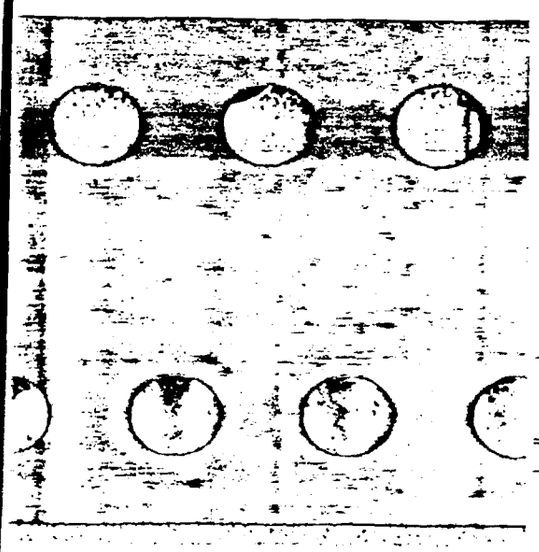
Land in Davidson County, Tennessee, being part of Lot No. 9 on the Map of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, shown as part of an unnumbered tract in Block "A" on the Revised Plan of Myatt & Eagan's Subdivision, as of record in Book 1424, page 107, said Register's Office and known as the southerly part of Lot No. 30 and the northerly part of Lot No. 31, Block "A" on a preliminary unrecorded Map of Myatt & Eagans Subdivision of Tract 8 and the west part of 9 of Anderson Land Improvement Company's property and described as follows:

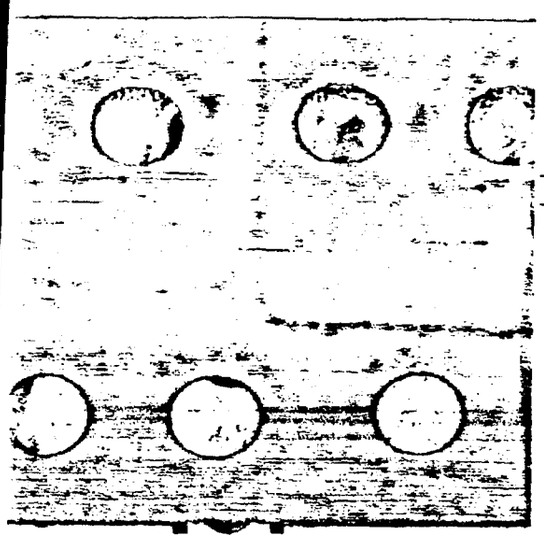
Beginning at a point in the westerly margin of Vandiver Drive, 16 feet southeast of the common corner of Lots 29 and 30; thence southeasterly 179 feet to a point which is 16 feet from the westerly corner of said Lots in the east line of Lot 12; thence with the line of said Lot 12, southerly 35.2 feet to the corner of Lots 30 and 31, in the east line of Lot 12; thence along the east line of Lots 11 and 12, along the westerly line of Lot 31, southeasterly 32 feet to a point; thence northeasterly parallel to the line between Lots 31 and 32 and 18 feet north of the same, 187 feet to a point in the westerly margin of Vandiver Drive; thence with the margin of the same northerly 66 feet to the beginning.

BEING the same property conveyed to James W. Doyle, Jr. and wife, Verna G. Doyle by deed from Volunteer Realty Company, filed of record in Book 3570, page 548, Register's Office for Davidson County, Tennessee; the said Verna G. Doyle predeceased James W. Doyle, Jr., and the said James W. Doyle, Jr., having since died, and pursuant to the Last Will and Testament of James W. Doyle, Jr., the property vests in Jane A. Russell.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

3463 11/06 0101 03CHECK 142.50





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10250 PG 984

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 35000.00
				CON TX 129.50
				PRFEE 1.00
				MREED 12.00
				TOTAL 142.50
				CHECK 142.50
			11/06/96 01	08:33 0001 8468

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0243939
IDENTIF. ↑ REFERENCE

96 NOV -6 AM 8:32

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1085392